

PLANNING COMMISSION MINUTES

August 6, 2003

CALL TO ORDER:

Acting Chairman Dan Maks called the meeting to order at 7:08 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Planning Commissioners Gary Bliss, Dan Maks, Vlad Voytilla, and Scott Winter. Chairman Bob Barnard and Planning Commissioners Eric Johansen and Shannon Pogue were excused.

Development Services Manager Steven Sparks, AICP; Assistant City Attorney Bill Kirby; and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Acting Chairman Maks, who presented the format for the meeting.

NEW BUSINESS:

Acting Chairman Maks opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

PUBLIC HEARINGS:

I. CSM PROPERTY

A. CPA 2003-0004 – COMPREHENSIVE PLAN AMENDMENT

1 **B. CU 2003-0007 – DEVELOPMENT PLAN CONDITIONAL**
2 **USE**

3 **C. DR 2003-0044 – DEVELOPMENT PLAN DESIGN REVIEW**

4 **D. LD 2003-0007 – DEVELOPMENT PLAN LAND DIVISION**

5 **E. SDM 2003-0006 – DEVELOPMENT PLAN STREET**
6 **DESIGN MODIFICATION**

7 A summary description of the applications to be considered by
8 the Planning Commission includes:

- 9 • For CPA 2003-0004, application for Comprehensive Plan Map
10 Amendment (CPA, the applicant requests removal of the
11 “proposed street” designation for NW Cambray Street where
12 shown to connect with NW 185th Avenue on Figure 6.7, the
13 Functional Classification Plan, found in the Transportation
14 Element of the Comprehensive Plan and Figure 8-9,
15 Connections 3 and 4 of the City Transportation Systems Plan
16 which is Volume IV of the City Comprehensive Plan.
- 17 • For CU 2003-0007, a Type 3 application for Conditional Use
18 (CU), the applicant requests approval of a Planned Unit Devel-
19 opment (PUD) for 153 multi-family apartment units, 13 single-
20 family lots, and a large tract of land intended for wetlands
21 preservation. Portions of the site area contain wetlands as
22 identified by the City Local Wet-land Inventory. The 153 multi-
23 family units would be located within the northwestern portion of
24 the site and would be accessed from NW 185th Avenue. The 13
25 single-family lots are proposed within the southeastern portion
26 of the site and would be accessed from NW Cambray Street.
- 27 • For DR 2003-0044, a Type 3 application for Design Review (DR),
28 the applicant requests approval of the building, parking, site
29 circulation, and landscape plans submitted for the multi-family
30 portion of the PUD site and the wetland area.
- 31 • For LD 2003-0007, a Type 2 Land Division (LD) application, the
32 applicant requests Preliminary Subdivision approval for the
33 creation of lots and tracts proposed in the development plan.
- 34 • For SDM 2003-0006, a Type 2 application for Street Design
35 Modification (SDM), the applicant proposes to reduce the right-
36 of-way width standard and increase pavement width standard
37 for proposed streets. Public street design standards are found in
38 Section 60.55.30 of the Development Code, and modifications to
39 public street design standards require approval of the
40 application for SDM.

41
42 Commissioner Voytilla **MOVED** and Commissioner Bliss
43 **SECONDED** a motion that CPA 2003-0004 – CSM Property

1 Comprehensive Plan Amendment be continued to a date certain of
2 August 20, 2003.

3
4 Motion **CARRIED**, unanimously.

5 Commissioner Voytilla **MOVED** and Commissioner Bliss
6 **SECONDED** a motion that CU 2003-0007 – CSM Property
7 Development Plan Conditional Use be continued to a date certain of
8 August 20, 2003.

9
10 Motion **CARRIED**, unanimously.

11
12 Commissioner Voytilla **MOVED** and Commissioner Bliss
13 **SECONDED** a motion that DR 2003-0044 – CSM Property
14 Development Plan Design Review be continued to a date certain of
15 August 20, 2003.

16
17 Motion **CARRIED**, unanimously.

18
19 Commissioner Voytilla **MOVED** and Commissioner Bliss
20 **SECONDED** a motion that LD 2003-0007 – CSM Property
21 Development Plan Land Division be continued to a date certain of
22 August 20, 2003.

23
24 Motion **CARRIED**, unanimously.

25
26 Commissioner Voytilla **MOVED** and Commissioner Bliss
27 **SECONDED** a motion that SDM 2003-0006 – CSM Property
28 Development Plan Street Design Modification be continued to a date
29 certain of August 20, 2003.

30
31 Motion **CARRIED**, unanimously.

32
33 **APPROVAL OF MINUTES:**

34
35 Minutes of the meeting of July 2, 2003, submitted. Commissioner
36 Bliss **MOVED** and Commissioner Winter **SECONDED** a motion that
37 the minutes be approved as written.

38
39 Motion **CARRIED**, unanimously, with the exception of Commissioner
40 Voytilla, who abstained from voting on this issue.

41
42 Minutes of the meeting of July 9, 2003, submitted. Commissioner
43 Bliss requested that line 32 of page 5 be amended, as follows:
44 "...provided ~~any~~ **no** evidence of any support for this proposal and that

1 he is..." Commissioner Winter requested that line 8 of page 5 be
2 amended, as follows: "...~~direct~~ the criteria gets squishy with regard to
3 issues such as character..." Commissioner Voytilla **MOVED** and
4 Commissioner Bliss **SECONDED** a motion that the minutes be
5 approved, as amended.

6
7 Motion **CARRIED**, unanimously.

8 Minutes of the meeting of July 16, 2003, submitted. Commissioner
9 Voytilla **MOVED** and Commissioner Winter **SECONDED** a motion
10 that the minutes be approved as written.

11
12 Motion **CARRIED**, unanimously.

13
14 **STAFF COMMUNICATION:**

15
16 Development Services Manager Steven Sparks introduced Assistant
17 City Attorney Bill Kirby, noting that he is observing this Work Session
18 in order to obtain some exposure to land use.

19
20 At the request of Acting Chairman Maks, Assistant City Attorney Bill
21 Kirby briefly described his legal background.

22
23 **WORK SESSION**

24 Staff will brief the Planning Commission regarding the status of the
25 City's Design Review Process Update Project that proposes significant
26 updates to the City's current design review process. The Planning
27 Commission is scheduled to hold public hearings on this update effort
28 beginning on August 27, 2003.

29
30 Mr. Sparks mentioned the good suggestions with regard to providing
31 examples of the square footage of existing buildings that had been
32 provided by former Senior Planner Kevin Snyder, who is no longer
33 with the City of Beaverton, observing that he had not been able to
34 prepare a document incorporating these ideas for this Work Session.
35 He pointed out that a great deal of the text had been consolidated and
36 reviewed by both staff and the City Attorney, adding that he would
37 attempt to provide all information to the Planning Commissioners two
38 weeks prior to the meeting scheduled for August 27, 2003. He
39 discussed a letter received today from the Department of Land
40 Conservation and Development (DLCD) with regard to housing and
41 residential concerns.
42

1 Referring to last week's Open House, Mr. Sparks pointed out that he
2 had been disappointed that although 600 invitations had been mailed
3 out, only 12 people had been in attendance.
4

5 Mr. Sparks discussed a recent Measure 56 Notice that had been mailed
6 out, noting that staff has been responding to approximately 1,000
7 telephone calls that had been received in response to this notice. He
8 mentioned that while many of those individuals making the calls
9 appreciate the thresholds, there is still a level of uncertainty in terms
10 of standards and guidelines.
11

12 Acting Maks discussed issues relating to conflicting zones, and
13 questioned why a Type 3 hearing would be necessary for an application
14 that meets all applicable criteria.
15

16 Mr. Sparks agreed that an application might meet all applicable
17 criteria, adding that CRAC believed that projects over a certain size
18 should be required to go through a Type 3 hearing process. He pointed
19 out that it is also necessary to consider the guidelines and principles
20 for such projects.
21

22 Acting Chairman Maks discussed the situation of R-7 zoning adjacent
23 to Office Commercial (OC) zoning, observing that the residents in the
24 R-7 area should expect an OC building.
25

26 Mr. Sparks explained that Campus Industrial (CI) zoning located
27 adjacent to R-7 would be limited to 30,000 square feet, observing that
28 the CI zone would allow up to 50,000 square feet as long as there is a
29 parcel in between the two zones.
30

31 Commissioner Voytilla expressed his opinion that appropriate
32 buffering is helpful.
33

34 Commissioner Bliss pointed out that a conflicting zone is only a
35 different zone.
36

37 Mr. Sparks emphasized that the standards must be both clear and
38 objective.
39

40 Commissioner Winter expressed his concern with citizen input.
41

42 Acting Chairman Maks explained that a design must meet standards,
43 principles, and guidelines with regard to orientation and other aspects
44 of a zone.

1
2 On question, Acting Chairman Maks was advised that his fellow
3 Commissioners approve of the Compliance Letter.

4
5 Expressing his opinion that quality is difficult to define, Commissioner
6 Winter pointed out that it has different meaning for different people.

7
8 Referring to page which addresses outdoor seating, sidewalks and
9 widths, Commissioner Winter questioned the difference between non-
10 permanent and temporary fencing.

11
12 Commissioner Voytilla agreed with Commissioner Winter's comment
13 with regard to quality, emphasizing that it is not appropriate to specify
14 brand-name materials.

15
16 Commissioner Maks emphasized that nothing defines a town as
17 distinctly as an unsightly industrial area.

18
19 Commissioner Voytilla pointed out that the roof of any addition or
20 other auxiliary structure should match the roof of the principal
21 building.

22
23 Commissioner Voytilla discussed a reference on page 6 with regard to
24 preferred colors, emphasizing that this could be challenged and that
25 any color could be considered an earth tone.

26
27 Observing that this guideline is used only in a Type 3 development,
28 Mr. Sparks pointed out that several small hot pink buildings would not
29 be subject to the same guidelines as one large hot pink building.

30
31 On question, Mr. Sparks advised Commissioner Winters that the right
32 of way line is not necessarily the sidewalk.

33
34 Following a brief discussion with regard to plant strip standards, Mr.
35 Sparks suggested that planter strips should be four feet, rather than
36 two feet.

37
38 Commissioner Voytilla expressed concern with properties developed up
39 against the adjacent street, observing that there is often no
40 maintenance. He pointed out that it is necessary to be very specific
41 with regard to requirements for trees in parking islands, emphasizing
42 that these trees need to have room to grow.
43

1 Acting Chairman Maks questioned whether 200 square feet is too
2 much open space to require for a 430 square foot unit.

3
4 Mr. Sparks pointed out that there is a great deal of resistance with
5 regard to mandating open space. He explained that what would
6 normally be submitted as a Planned Unit Development (PUD) is now
7 an application for a condominium. Noting that he has received a lot of
8 comments from people with regard to open space requirements, he
9 pointed out that while setbacks and buffers don't count, wetlands are
10 passive and count toward this requirement.

11
12 Commissioner Bliss expressed his opinion that a wetland is not
13 passive, adding that nothing prohibits you from entering this area.

14
15 Acting Chairman Maks noted that an applicant may request
16 administrative authorization to reduce buffering widths, and requested
17 that Mr. Sparks provide an example.

18
19 Mr. Sparks drew an example on board, observing that staff has the
20 flexibility to approve a five-foot zone reduction administratively.

21
22 Commissioner Voytilla discussed his concerns with issues related to
23 lighting, observing that while a ½-foot candle at the property line
24 meets the standard, the glare is still visible.

25
26 Commissioner Bliss described the lighting in a parking lot in the
27 Oregon City area, observing that these lights create absolutely no
28 glare.

29
30 Acting Chairman Maks pointed out that lighting is a huge issue in this
31 community.

32
33 Mr. Sparks noted that lighting is often designed for appearance, rather
34 than function.

35
36 Commissioner Voytilla suggested that a lighting specialist should be
37 consulted with regard to appropriate standards.

38
39 **MISCELLANEOUS BUSINESS:**

40
41 The meeting adjourned at 9:32 p.m.